

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

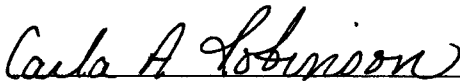
PASSED, ADOPTED and APPROVED this 24th day of January 2002.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



Carla A. Robinson
City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O, Agricultural Open to R-1, Single Family Residential.

54.63 acres being all that certain lot, tract, or parcel of land lying and being situated in the Robert Stevenson Survey, Abstract No. 202, Brazos County, Texas, and being a portion of the residue of a called 677.49 acre tract described as "Tract 5" in a deed to Pebble Creek Development Company recorded in Volume 1671, Page 276 of the Brazos County Official Records. Said 54.63 acres being more particularly described in the attached Exhibit "B," Metes and Bounds, and shown graphically in Exhibit "C".



ENGINEERS
ARCHITECTS
PLANNERS
SURVEYORS

WACO
KILLEEN
TEMPLE
AUSTIN
DALLAS
ROUND ROCK

**PEBBLE CREEK
PHASE 7-B - 54.63 ACRES
FOR REZONING**

FIELD NOTES FOR A 54.63 ACRE TRACT OF LAND LOCATED IN THE S.W. ROBERTSON SURVEY, ABSTRACT NO. 202, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF THE RESIDUE OF A CALLED 677.49 ACRE TRACT DESCRIBED AS "TRACT 5" IN A DEED TO PEBBLE CREEK DEVELOPMENT COMPANY RECORDED IN VOLUME 1671, PAGE 276 OF THE BRAZOS COUNTY OFFICIAL PUBLIC RECORDS. SAID 54.63 ACRES BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING FOR REZONING WHICH IS MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER REBAR FOUND IN THE SOUTH LINE OF A CALLED 221.54 ACRE TRACT DESCRIBED AS "TRACT SIX" IN A DEED TO PEBBLE CREEK COUNTRY CLUB, INC., RECORDED IN VOLUME 2303, PAGE 251 OF SAID OFFICIAL PUBLIC RECORDS, MARKING THE NORTHEAST CORNER OF LOT 10, BLOCK 39 OF PEBBLE CREEK, PHASE 7-A, AS SHOWN ON THE FINAL PLAT OF PHASE 7-A RECORDED IN VOLUME 3591, PAGE 235 OF SAID OFFICIAL PUBLIC RECORDS, MARKING A CORNER OF THE ABOVE MENTIONED RESIDUE OF THE 677.49 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF THE 221.54 ACRES AND THE RESIDUE OF THE 677.49 ACRES THE FOLLOWING SIX (6) COURSES:

- 1) N 44°08'08" E - 404.53' TO A 1/2" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 2) N 10°34'08" E - 598.75' TO A 1/2" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 3) N 51°58'27" E - 245.79' TO A 1/2" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 4) S 85°24'08" E - 398.91' TO A 1/2" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 5) S 55°03'12" E - 315.60' TO A 1/2" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 6) AND S 44°33'02" E - 842.81' TO A 1/2" DIAMETER REBAR FOUND MARKING A COMMON CORNER OF THE 221.54 ACRES AND A TRACT DESCRIBED IN A DEED TO THE CITY OF COLLEGE STATION - LICK CREEK PARK RECORDED IN VOLUME 488, PAGE 756 OF SAID OFFICIAL PUBLIC RECORDS, ALSO MARKING AN ANGLE POINT OF THE RESIDUE OF THE 677.49 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE S 37°00'22" E - 680.85' ALONG THE COMMON LINE OF SAID LICK CREEK PARK TRACT AND THE RESIDUE OF THE 677.49 ACRES TO A POINT, FOR THE MOST EASTERLY OR SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE RESIDUE OF THE 677.49 ACRES GENERALLY ALONG A RAVINE, THE FOLLOWING FIVE (5) COURSES:

- 1) S 72°10'29" W - 428.74' TO A POINT FOR AN ANGLE POINT,
- 2) S 75°34'31" W - 350.81' TO A POINT FOR AN ANGLE POINT,
- 3) S 68°45'51" W - 211.70' TO A POINT FOR AN ANGLE POINT,

Dan Flaherty, R.P.L.S.
Sean Flaherty, R.P.L.S.
Kevin Hessel, R.P.L.S.
George Jezek, A.I.A.
Mike Keahey, P.E., R.P.L.S.
David Marek, P.E.
Brian A. McDaniel, P.E.
Thomas J. Mireur Jr., R.P.L.S.
Dan Nixon, R.P.L.S.
J.A. "Jake" Pavlas, Jr., P.E.
Scott Posey, R.P.L.S.
Lynn Simpson, R.P.L.S.
David P. Smith, P.E.
Darrell Vickers, A.I.A.
George E. "Jed" Walker, Jr., P.E.
R.E. "Bob" Wallace, P.E., R.P.L.S.
Otto E. Wiederhold, P.E.
John F. Winkler, P.E.

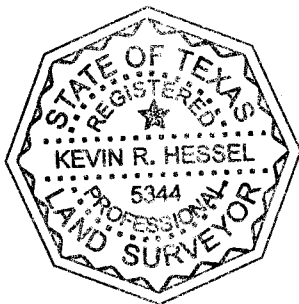
P.O. Box 22007
Waco, Texas 76702

8225 Central Park Drive
Suite 100
Waco, Texas 76712

- 4) S 70°51'37" W - 372.28' TO A POINT FOR AN ANGLE POINT,
- 5) S 89°28'16" W - 144.52' TO A POINT FOR AN ANGLE POINT,
- 6) AND S 47°47'29" W - 137.17' TO A ½" DIAMETER REBAR FOUND MARKING THE MOST EASTERLY OR SOUTHEAST CORNER OF LOT 36, BLOCK 43 OF THE ABOVE MENTIONED PEBBLE CREEK, PHASE 7-A, ALSO MARKING A CORNER OF THE RESIDUE OF THE 677.49 ACRES, AND THE MOST SOUTHERLY OR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST LINE OF SAID PEBBLE CREEK, PHASE 7-A AND THE WEST LINE OF THE RESIDUE OF THE 677.49 ACRES THE FOLLOWING EIGHT (8) COURSES:

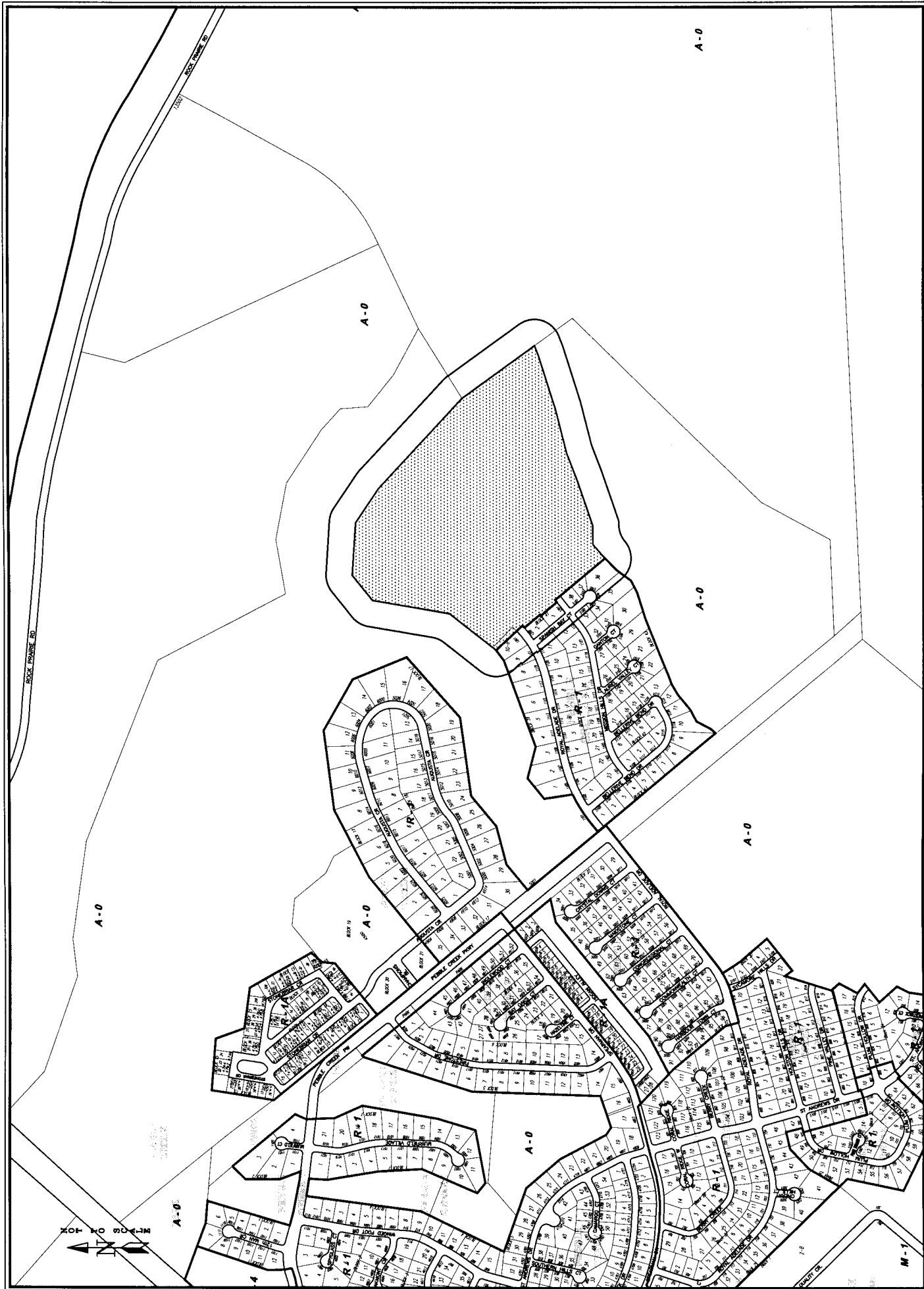
- 1) N 39°33'57" W - 447.40' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 2) N 38°24'57" W - 50.00' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 3) S 51°35'03" W - 21.77' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 4) N 39°33'57" W - 160.09' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 5) N 50°26'03" E - 10.01' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 6) N 39°33'57" W - 155.99' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 7) AN ARC DISTANCE OF 21.68' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 860.00' AND WHOSE CHORD BEARS N 47°43'12" E - 21.68' TO A ½" DIAMETER REBAR FOUND FOR AN ANGLE POINT,
- 8) AND N 43°00'09" W - 276.81' TO THE POINT OF BEGINNING.



SURVEYED: DECEMBER 21, 1998

KEVIN R. HESSEL, R.P.L.S. NO. 5344

WO# 10173
PLAT D-1487
10173-FN-01.DOC
MAP CHK'D BY SRJ



REZONING

Case: 01-258

PEBBLE CREEK 7-B

City of College Station, Texas
DEVELOPMENT REVIEW

